



Town of Sudbury

Housing Trust

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MINUTES June 11, 2026 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Vice Chair Jack Ryan, Kay Bell, Gabe Ciccariello, Jeff Levine

Housing Trust Members Absent: Jessica Cerullo-Merrill, Janie Dretler

Others Present: Director of Planning and Community Development Adam Burney, Director of the Regional Housing Services Office Kristen Guichard, Regional Housing Services Office Liz Rust, Community Preservation Coordinator Ryan Poteat

Housing Roundtable Follow-Up

Members agreed the recent housing roundtable was a strong first step because it brought together town boards, committees, and residents for a substantive, informal conversation about housing. Several speakers emphasized that the event was valuable not because it produced big breakthroughs, but because it created a productive forum where people received clear information and could ask questions directly.

Adam and Elizabeth were specifically thanked for presenting factual, substantive information that helped ground the discussion. The group also noted a likely quarterly cadence for future roundtables and agreed the Water District should be invited next time because water capacity is becoming an important planning issue for future development.

The discussion clarified that the Water District is typically copied on development applications through the Planning and Community Development Office, especially for projects requiring permits or water connections. Adam explained that the Water District had previously declined a request from Avalon to extend service to roughly 200 units near the Maynard line, showing that long-term water capacity is already being monitored.

Pride Day Planning

The Trust confirmed participation in Pride Day at Curtis Middle School on Sunday, June 14 from 2:00 to 5:00 PM. Members coordinated booth logistics, including tables, pop-up tents, weights for wind, and who would be present at various times.

For outreach materials, Ryan Poteat will bring information on the small grants program, mortgage assistance, general Trust information, and Housing Trust membership applications.

Listing Agreement for Lexington Moderate-Income Home

The Trust considered and approved a contract with Mike Hunter to list a Lexington property on MLS for a moderate-income lottery sale. Elizabeth explained that the property is restricted at 150% of area median income, which is very different from the Trust's typical 80% AMI affordable housing work, and that the MLS listing was necessary because the Trust is not a broker.

Kristen reported that the home's sales price is \$600,000 and that income limits for the unit are approximately \$217,215 for a family of three and \$193,080 for a family of two. The unit is a two-bedroom home, located near Wilson Farm in Lexington, and the restriction is tied to the developer's permit rather than a town-run moderate-income program.

Members discussed whether Sudbury has any similar moderate-income housing tools. Elizabeth explained that Sudbury does not currently have a moderate-income program, inclusionary zoning mechanism, or CPA eligibility structure for this type of subsidy, so this model is not something the Trust can easily replicate locally without new policy tools.

Jack Ryan made a motion that the Sudbury Housing Trust as lottery agent, authorize the listing agreement/contract with Mike Hunter. Kay Bell seconded the motion. Roll Call Vote: Carmine Gentile – Aye, Jack Ryan – Aye, Kay Bell – Aye, Gabe Ciccariello – Aye, Jeff Levine – Aye

Small Grant: Applicant 133

The Trust reviewed a small grant application from a homeowner seeking help with tree removal around a home threatened by 23 trees near the structure. The applicant submitted two estimates totaling \$11,000, but the Trust's maximum grant amount is \$6,000, meaning the family would need to cover the remaining cost.

Members focused on whether the grant should only cover trees that pose an immediate risk to the house, rather than optional clearing at the back of the lot. Liz Rust suggested making the award conditional on removing only the trees closest to the home, and Kay Bell supported that approach, noting that some of the quoted work appeared to involve trees that were not threatening the house.

The financial context was reviewed during the discussion. Ryan explained that the April financials showed only \$2,000 spent out of an annual \$40,000 budget for the small grants line, leaving about \$38,000 available before the end of the fiscal year. The Trust approved the \$6,000 grant for applicant 133 unanimously.

Kay Bell made a motion to approve Small Grant Applicant 133's request for tree removal in the amount of \$6,000. Jack Ryan seconded the motion. Roll Call Vote: Carmine Gentile – Aye, Jack Ryan – Aye, Kay Bell – Aye, Gabe Ciccariello – Aye, Jeff Levine – Aye

April Financials

The Board reviewed the April 2026 financial statement and confirmed that the trust balance shown in the report was about \$1.537 million. Ryan Poteat clarified that the report reflected April financials and did not include subsequent deposits or later activity.

Jack Ryan made a motion to ratify the April 2026 financial transactions. Jeff Levine seconded the motion. Roll Call Vote: Carmine Gentile – Aye, Jack Ryan – Aye, Kay Bell – Aye, Gabe Ciccariello – Aye, Jeff Levine – Aye

Other or New Business

Jeff Levine raised the June 24 public input session at 7:00 PM in the Fairbank Community Room and urged the Trust to participate actively, noting that the town is beginning a process to gather ideas for future uses of the property.

Adam explained that the June 24 meeting will be structured as a public input session with a presentation, breakout exercises, visioning, and ranking activities. He described it as a broad community charrette-style process, with a report expected to go to the Select Board in October after public input is gathered over the summer.

Members agreed that the Housing Trust should not miss the opportunity to influence the discussion. Jack Ryan strongly argued that the Trust and the Housing Authority should both be included in any conversation about the property, while Kay emphasized that the committee is still early in its process and trying to gather ideas broadly before drafting a survey.

The group discussed whether to take a site visit before the Trust's July 9 meeting. Members agreed that seeing the property firsthand would be important before forming a meaningful position, and Carmine proposed a posted open meeting site visit so public members could join. Adam recommended first contacting the camp operator to find suitable dates, since the property will soon be busy with camp preparations and activities.

The group settled on 8:00 AM as the preferred time of day and agreed to ask Adam or Ryan to contact the camp operator and then circulate possible dates to the Trust. Adam said he would follow up within 48 hours and hoped to finalize something before the July 4 holiday. Members also agreed that the site visit should happen before camp begins, which could be as soon as late June.

Discussion of the property itself highlighted several possible housing opportunities. Kay and Adam noted that one house on the corner of Haynes and Liberty Ledge may have potential as a housing unit. Carmine noted that the camp operator had approached him and discussed that possibility. Kay mentioned that there is an adjacent lot that is 0.9 acres with frontage on Haynes Road as well that might have some housing potential. There may also be a couple of similar

sized lots with frontage on Greystone Lane on the north side of Liberty ledge with housing potential as they seem not to be used by Camp Sewataro for programming.

Amy Lepak of the Sudbury Housing Authority was recognized and stated the Authority would be interested in joining the Housing Trust's site walk. She noted that the Authority does not yet have a large plan for the property, but could coordinate with the Trust and potentially explore joint ideas.

Future Meeting Schedule

Carmine Gentile stated the next Housing Trust meeting is scheduled for Thursday, July 9 at 8:00 AM via Zoom noting a TBD tour the Liberty Ledge / Sewataro property to occur prior.

Adjournment

Jack Ryan made a motion to adjourn. Jeff Levine seconded the motion. Roll Call Vote: Carmine Gentile – Aye, Jack Ryan – Aye, Kay Bell – Aye, Gabe Ciccariello – Aye, Jeff Levine – Aye